

HOUSING SECTION NEWSLETTER

City of Flagstaff



IT'S HOUSING AMERICA MONTH!

Housing America Month is a yearly celebration of affordable housing and those individuals, agencies, and organizations who provide it in their communities. In 2007, the National Association of Housing and Redevelopment Officials (NAHRO) created the Housing America campaign and designated October as Housing America Month: a time for the organization and its members to collectively raise awareness of the need for, and the importance of, safe, decent and affordable housing in quality communities.

Each year, during Housing America Month, NAHRO members, including public housing agencies and community development organizations, host events (in-person or virtual) to showcase the important work they do year-round. The City of Flagstaff is grateful for its partnership with affordable housing service providers in Flagstaff and all of Arizona.

Learn more at <https://www.nahro.org/about/housing-america-campaign/housing-america-month/>.



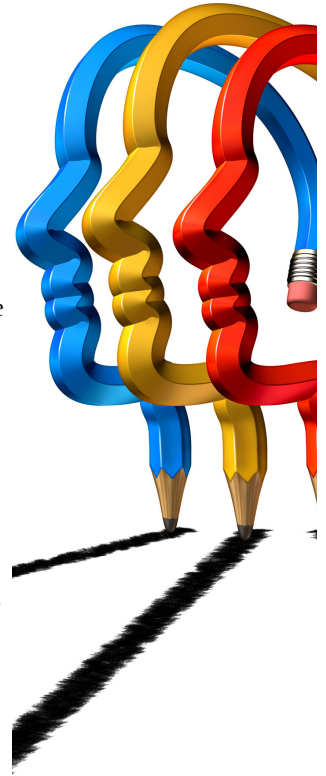
INCENTIVE POLICY FOR AFFORDABLE HOUSING (IPAH) UPDATES

Project Managers have held two working group meetings in the last two months, which completes the initial outreach efforts for the Incentive Policy for Affordable Housing (IPAH) update process.

The August meeting covered the topic of in-lieu contributions, which is an option for developers who, in-lieu of constructing affordable units themselves, wish to contribute financially toward affordable housing efforts. Several methodologies to determine an appropriate in-lieu fee amount were reviewed with the group.

The second working group meeting covered the topic of zoning code incentives – examples of these types of incentives include reductions to parking and resource preservation requirements and density bonuses. The working group confirmed the current set of incentives should be maintained but would need to be recalibrated based on income level and the number of affordable units. It was also agreed that the type of affordable developments that qualify for these incentives should differentiate between rental and ownership projects, income level served, period of affordability, and consider sustainability features.

For more information about this project, contact Jennifer Mikelson, Housing Analyst, at (928) 213-2744 or JMikelson@FlagstaffAZ.gov.



APPLICATIONS NOW OPEN FOR THE HOUSING COMMISSION

First and foremost, the City of Flagstaff's Housing Section would like to sincerely thank Tad Riggs and Erin O'Loughlin for volunteering as Housing Commissioners over the past two years.

The Housing Commission has three open seats in the Building and Real Estate Professionals category. Two seats are required to be occupied by a local builder and developer. For more details, refer to the [Commission's Enacting Authority](#). If you are interested or know anyone who might be interested, [click here for a commission application form](#).

The Commission strengthens City Council's goal to "Support development and increase the inventory of public and private affordable housing for renters and homeowners." Flagstaff's Housing Commission also assures that an open, inclusive, and transparent process is utilized in the discussion, prioritization, and presentation of recommendations that address the community's housing needs.

The Housing Commission meets the fourth Thursday of the month from 1PM-3PM. Applicants must reside within City limits and be 18 years of age or older. For questions, please email Leah Bloom, Housing Project Manager, at LBloom@FlagstaffAZ.gov.





30-DAY PUBLIC COMMENT PERIOD FOR DRAFT 10-YEAR HOUSING PLAN

The City of Flagstaff Housing Section is asking all Flagstaff residents to read the Draft 10-Year Housing Plan and assist with prioritizing the policy initiatives and strategies. The Draft 10-Year Housing Plan can be found [here](#).

Provide your feedback by participating in the following [Policy Initiative and Strategy Prioritization Survey](#). The survey takes approximately 15 minutes. Your feedback is appreciated. This public comment period ends November 5, 2021.

When declaring the Housing Emergency, Flagstaff City Council directed staff to create a comprehensive community-facing document to summarize the City's immediate and long-term needs and strategies to improving housing affordability. This Draft Plan defines the Housing Emergency in Flagstaff and provides policy initiatives and strategies to address it over the next 10 years. The Draft Plan also establishes a goal to substantially increase the number of available and affordable housing options for Flagstaff residents at all income levels and to increase housing subsidies for our neighbors that are unable to afford housing in Flagstaff.



TWO VIRTUAL PUBLIC OUTREACH MEETINGS FOR THE DRAFT 10-YEAR HOUSING PLAN

Thursday, October 7, 2021
5:30PM-7:00PM

[Link to Public Outreach Meeting](#)

Wednesday, October 27, 2021
5:30PM – 7:00PM

[Link to Public Outreach Meeting](#)

The 10-Year Housing Plan will be presented to Flagstaff City Council for consideration of adoption on December 7, 2021. If you have any questions or comments, please email Leah Bloom, Affordable Housing Project Manager, at LBloom@FlagstaffAZ.gov.

THE VILLAS ON LAKE MARY

The Housing Section is pleased to announce that another Low Income Housing Tax Credit (LIHTC) project will be built in Flagstaff. This summer, the Arizona Department of Housing (ADOH) awarded tax credits to HS Development Partners to assist in their development of The Villas on Lake Mary, a 100% affordable apartment complex. The property will offer 76 affordable units serving households up to 60% AMI. The project is currently in review with the City, with an anticipated completion date of December 2023.



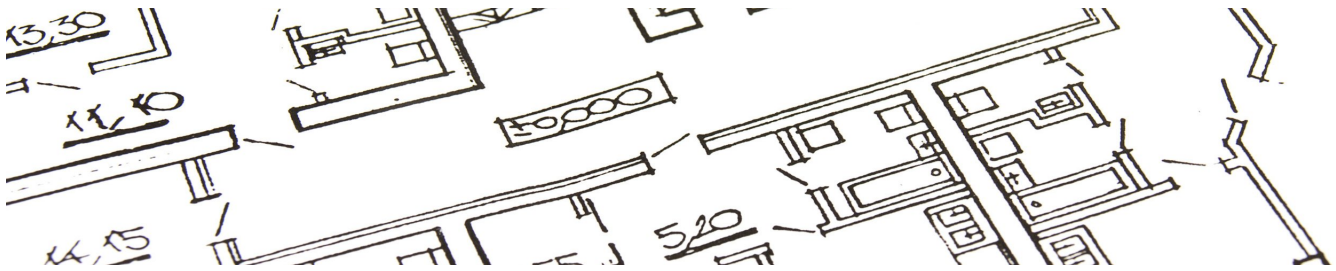
JOJO'S PLACE TRANSITIONAL HOUSING COMES TO LIFE

The Housing Section would like to congratulate Housing Solutions of Northern Arizona (HSNA), a City of Flagstaff community partner, for the purchase of a 44-unit Flagstaff motel!

On September 14, 2021, the non-profit announced that they had officially received CDBG-CV funding from the Arizona Department of Housing (ADOH) as a result of the Coronavirus Aid, Relief, and Economic Security (CARES) Act. This made it possible to purchase a 44-unit motel in Flagstaff, which HSNA plans to rehabilitate and use to provide safe, decent, and affordable housing to those experiencing homelessness in the community.

Part of the rehabilitation of the motel will include bringing it up to current building code and adding ADA accessibility. HSNA will turn rooms into independent studio apartments with their own kitchenette and bathroom. The project is expected to be finished and ready to be leased up by the early summer of 2022. Studios will then be rented to households experiencing homelessness for up to 24 months, as part of a new transitional housing program. In this critical transitional living period, families will have access to wrap-around support services to aid in obtaining permanent, stable housing.

In addition to adding 44 desperately needed transitional units to the community and continuing and initiating new partnerships with other local agencies to maximize the future residents' success, HSNA will also honor a former Sharon Manor Transitional Housing resident by naming the motel "JoJo's Place." The non-profit states JoJo escaped violence with her son and gained her independence, but sadly passed away from health complications. HSNA staff, residents, and those whose lives she touched remember her as being an inspiration, with a "positive and caring nature and infectious smile."



FINANCIAL ASSISTANCE FOR HOMEOWNERS

This Fall, the Arizona Department of Housing (ADOH) will begin accepting applications for the new Homeowner Assistance Fund (HAF). The HAF will provide assistance for homeowners who have experienced financial hardship due to COVID-19 after January 21, 2020. HAF funds can be used for the purpose of preventing homeowner mortgage delinquencies, mortgage defaults, mortgage foreclosures, loss of utilities or home energy services, and displacements due to financial hardship.

To qualify, homeowners must:

- have an income equal to or less than 150% of the Area Median Income (AMI);
- have experienced a financial hardship, which may include a reduction in income, or increased costs due to healthcare or due to needing to care for a family member, after January 21, 2020; and
- be applying for their primary residence.

Homeowners can find more information about the HAF at <https://haf.azhousing.gov/>.





COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) UPDATES

Housing Staff has officially submitted the Community Development Block Grant (CDBG) Program Year 2020 Consolidated Annual Performance Evaluation Report (CAPER) to the Department of Housing and Urban Development (HUD). The CAPER illustrates the City's achieved accomplishments, utilizing CDBG funding, in the previous program year. The CAPER allows HUD, local officials, and citizens to assess the use of available resources and the efforts made to achieve goals and objectives identified in both the City's Consolidated Plan and Annual Action Plan. Some highlights from Program Year 2020 plan include:

- Approximately 12,579 unique individuals and an additional 59 households were beneficiaries of CDBG services during the 2020 Program Year.
- Multiple CDBG and CDBG-CV funded public service activities focused on shelter and housing services for individuals experiencing homelessness and served approximately 5,254 individuals experiencing homelessness. A large number of individuals served were provided socially distanced and/or non-congregate shelter in order to prevent Coronavirus infection.
- Emergency Rental Assistance programs prevented 44 low to moderate households facing eviction from entering into Flagstaff's homelessness system. Additionally, rehabilitation and expansion of units at Sharon Manor has provided transitional housing to 4 households experiencing homelessness and victims of domestic violence with many more units ready for tenants.
- In Program Year 2020, Flagstaff leveraged \$1,491,330.04 in CDBG expenditures with \$6,345,763.46 in other, private, or public funds.

The plan can be found in DRAFT form prior to approval from HUD on the City's website: <https://www.flagstaff.az.gov/626/Community-Development-Block-Grants>.

Everyone deserves safe, decent, and affordable housing.